



795 Ulm Vaughn Rd, Great Falls MT 59404, 406-868-4285

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Submission Checklist

This Proposal is in reference to the possible Special Use Permit (SUP) for Venture Stone LLC on 795 Ulm Vaughn Rd. Great Falls, MT 59404. We are asking for Commercial Agricultural use permit to run our stone yard out of this 40 Acre tract of land located on Ulm Vaughn Rd.

Venture Stone LLC is a masonry and landscape stone supplier. This location offers a central hub to send our stone out of trucks. We will basically be bringing our stone that is harvested in Cascade County from local farms and ranches, to this location and shipping it out from there.

We will have a skidsteer there to load trucks that will be shipping the stone in and out of state.

Our hours of operation are usually 8 a.m. to 4 p.m. monday through friday from october to march, and 730 a.m. to 5 p.m. monday through friday April through September. This is a wholesale yard so no public will usually be showing up to this location. We have about 20 employees but only 3 or 4 employees will be working around this proposed location. Most employees are out in the field. We can expect 0-3 semi trucks coming in per day and 1-7 other vehicles coming in each day.

A site map to follow will show proposed access points. No new structures will be built and no altercations will be made as of now.

## SUP Criteria

### 1. The Proposed development will not materially endanger the public health or safety

a.) Traffic Conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches.

- We will have 0-3 semi trucks coming in per day as well as 1-7 other vehicles coming in and out of our yard every day. The traffic is pretty low in this area so not much will be affected since we are out of town quite a ways. The approach that is in place works perfect for us and everything else that is set up is perfect for our situation.

b.) Provisions of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection.

- No different provisions are needed for this property, we have a septic sewer system, a well, garbage is picked up once every two weeks. We do not of many people at this location since it is mainly just a hub for sorting pickup.

c.) Soil erosion, sedimentation, and stormwater runoff

- No soil erosion is applicable for this SUP. We have a layer of packed gravel for the 5 acre piece of this property that is used for our operation. The other 35 acres is in old CRP which is hopefully going into wheat if our SUP is accepted.

d.) Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

- We will have no effect on any water supplies in our area

2. The proposed development is a public necessity, or will not substantially impact the value of adjoining property

a.) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

- Our proposed SUP should not impact adjoining properties because of the 40 acre parcel of land that we have for our business. Any problems can be address and we will work with any conflicts that arise.
- FOR EXAMPLE there were some issues with noise from our stone splitter. So we decided to move that out onto our location in the field where we can not bother anyone with the noise. We want to work with our neighbors to make this easy on everyone.

b.) Whether the proposed development is so necessary to the health, safety and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

- We are a good sized company the creates multiple direct and indirect sources of income throughout the county, from farmer and ranchers to mechanics and tire shops and our own employees everyone is benefitting from the business we create.

3. The proposed development will be in harmony with the area in which it is located.

a.) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

- With our 40 Acre property we only be using about 5 acres to run our business. The surrounding land around us is in agricultural land use, farming and cattle grazing etc., and with our additional 35 acres we want to lease to local farmers to have it farmed along with our neighboring land and to full use of the resource. Any possible conflicts will be seriously considered and will do anything we can to work with any conflicts that arise.

In Conclusion:

We appreciate the help and assistance during this process. We want to work with everyone we can to make this an easy transition.

## **Venture Stone LLC - The Company**

Venture Stone LLC was started about 10 years ago as a sole proprietor with myself, Don Jacobs, picking and selling a few landscape boulders and masonry stone through summers and during college. I didn't realize the size of the stone market, and was not set on spending my life picking rock. As i finished college i realized that I could make more money by selling stone rather than using my college degree. Ever since i have started we have helped create a larger market for a natural product that comes from our unique area. The stone we supply is used on some of the most extravagant homes in the world. It may seem as if we are just selling simple stones but we are creating work for our employees, partners, architects, builders, masons, contractors, laborers, brokers, shipping companies, truck drivers, etc. We indirectly create hundreds of jobs through this working site and business idea.

I personally grew up on a ranch south of Great Falls and have always been interested in business. I went to college at MSU Bozeman and finished with a degree in Animal Science. I then detoured into the stone business and have created many great relationships with employees and partners as well as buyers from a multiple of other states. The building stone market is a very large industry with great opportunity for growth which is why it interests me the way it does. I have lived in Great Falls most all of my life besides the four years of college and recently moved to Billings with my wife and two children to expand our business towards that end of the state. We have opened a cutting facility between Laurel and Billings and are purchasing another quarry near Harlowton, MT. Our base of operation is that 40 acre site at 795 Ulm Vaughn Rd Great Falls, MT. This is the central hub and a perfect piece of ground for our business and that is why we are requesting this zoning change.



## Venture Stone - Growth Policy's five primary goals and Objectives

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objective A) Stimulate the retention and expansion of existing businesses, new business, value-added businesses, wholesale and retail business, and industries including agriculture, mining, manufacturing/processing/ and forest products.

- As I started Venture Stone it started as myself picking and selling a few landscape stones, as we grew the business more and more demand has grown for the unique product. We have hired many employees and partners to accomplish our production goals. We have not only created the business to sell stone but we also need to ship the stone which has created another shipping company that we have to move the stone to its desired location. We also use other trucking companies to ship as well. There is also a fabrication of the stone. We saw and split stones using a variety of machines from local producers.

B) Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources

- We have been getting our stone from local ranchers in Cascade County. We pay all of the landowners for every ton of stone that it is extracted. The idea is when the stone is gone more grass will grow to create more grazing for cattle. We are paying for the stone to the landowner and they are taxed on that income, then we sell the stone and get taxed, and we are creating more grazing land for cattle. We are increasing the the GDP of Montana one rock at a time.

C) Identify and pursue primary business development that complements existing business which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunications, and youth/social services

- Our business complements many other local businesses in Cascade County. The saying "it takes money to make money" is so true for the fact the bigger you get the more expense that comes along with it. We support so many local companies ranging from tire shops, mechanic shops, hardware stores, equipment sales, shipping companies, fuel sales, etc. We utilize all of our local partners as much as we can.

D) Promote the development of cultural resources and tourism to broaden Cascade County's economic base

- We don't have a lot to do with tourism but have had multi millionaire clients that always want to come see the stone before they purchase it and see where it comes from. This has brought many "Celebrities" to our area just to look at some stone.

E) Foster and stimulate a well-planned entrepreneurship among the country's citizenry

- Entrepreneurship is what has created this entire business and I encourage it wherever and whenever I can. I was lucky enough to be born the entrepreneur "gene" and was able to act on it so I encourage my employees and partners, and friends to do the same.

I want people working with us to develop ideas and businesses that we can not only profit from, and increase tax base, but to also solve problems.

F) Promote a strong local business environment. Encourage and Strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

- We have been promoting a strong local business environment for the past decade. We have sold stone to many landscapers and masons in the area to help keep products local. We have decreased our price to help our affiliates get jobs and help increase their margins just to help them succeed locally. We have used local trade shows in the past and have had success with them.

G) Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new business.

- Local trade capture can be increased with the promotion of entrepreneurship and new business development. The more business friendly we can show that our county is the more people will be interested and unafraid to start a business here. Companies always want to support local trade whenever given the chance. Great Falls needs to give people a reason to come here and start businesses and our local trade will flourish.

H) Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

- The whole reason our business works is because of this unique natural resource that we have access to and have built a business around it. As I mentioned earlier we have opened a saw shop in Billings as well as a quarry near Harlowton, MT. We are bringing more jobs and a larger tax base to not only Cascade County but Montana as a whole. Our Great Falls site is the hub of our operation and the start of multimillion dollar operation with endless opportunities and growth.

J) Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

- We always encourage ideas of using alternative methods of energy. We actually installed our first solar panel which is working great and opening many ideas and possibilities for the future in this category

Goal 2: Promote and maintain Cascade County's rural character and communities historic relationship with natural resource development

A) Foster the continuance of agriculture and forestry in recognition of their economic contribution and intrinsic natural beauty of grazing areas, farmlands, and forests.

- In our case we are harvesting the nuisance stone out of the fields to promote more access to grazing land. Our primary goal is to utilize the stone and increase grazing production for these areas which continually bring in more revenue every year through agriculture.

B) Preserve Cascade County's scenic beauty and conserve its forests, rangelands, and streams, with their abundant wildlife and good fisheries.

- Since we are stone company our goal is to use our natural resources to the fullest and increase grazing production and conserve our rangelands. I know the importance first hand of a good cattle operation and how important grassland is and we have the ability to help increase grazing production.

C) Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivision and commercial development.

- Our proposed zoning change is in a perfect area for a change. We are close to a highway and we have 40 acres surrounding our land so we have plenty of space to not disrupt anyone. We also only use about 5 acres of our land and the rest we plan on having local farmers put into production on trade to utilize it to the fullest.

D) Assure clean air, clean water, a healthful environment and good community appearance

- We are working with natural products so everything we use is transferred to buyers and any waste will be reused for roads, clean fill, etc. No stone will go to waste, and we also recycle any old oil, and scrap that we cannot use to keep a clean appearance.

E) Support the development of natural resources including but not limited to timber, mining, oil and gas production, and renewable energy production.

- We are always supporting the use of natural resources not only because that is one business that we are in but also because of the demand and growth it gives us. The resources were put here for us to use and take advantage of as long as we do that in a responsible way.

F) Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.

### Goal 3: Maintain agricultural economy

A) Protect the most productive soil types

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- We will do everything we can to protect the most productive soil types. Our property consists of 40 acres and our plan is utilize 35 of that and turn into agricultural crops.

B) Continue to protect soil against erosion

- We will protect any soil erosion when at all possible

C) Protect floodplain from non agricultural development

- We have no plans of building anything in the floodplain



D) Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area

- We plan on using regional products with the additional land we have to maximize our agricultural base.

Goal 4: Retain the presence of the US Military in Cascade County.

#### Objectives

A) Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

- We always encourage the US military's current mission status when possible

B) Promote the location of additional military missions in Cascade County

- We welcome any promotion and military missions in Cascade County and will do whatever we can to help assist in the process.

C) Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.

- We are on board for any updates and growth possibilities on the Malmstrom Air Force Base.

D) Refer to the Joint Land Study for resolving conflicts and promoting mission compatible development

- We will always recommend the Joint Land Study for resolving conflicts when at all possible

Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County citizens.

A) Maintain Cascade County's independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population

- We do not plan on interrupting any of the citizens lifestyle with our zoning change. Our zoning will not conflict with any of cascade county's citizens.

B) Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historical sites and archaeological areas

- We will always preserve the cultural heritage whenever we have a chance. During our permitting stages cultural and historical sites are always looked into before we start working.

C) Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.

- We always take precaution during fire hazards. Fire extinguishers are always available and we always stay away from hazardous areas when needed

D) Encourage the continued development of educational programs and facilities recreational opportunities and spaced and health services for all county residents.

- We will encourage educational programs to keep a healthy environment and lifestyle in Cascade County.

Is the proposed amendment designed to:

Criteria 2: Secure Safety from fire and other Dangers

- Yes all safety measures from personal injury and fire dangers will be utilized to their fullest.

Criteria 3: Promote public health, public safety, and the general welfare

- Yes public health, safety, and welfare will be promoted through safety signs, following all federal rules that apply

Criteria 4: Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

- I believe our zoning proposal is too small for this application but we will follow any rules that apply

Does the proposed amendment consider:

Criteria 5: The reasonable provision of adequate light and air?

- The proposed will consider this but I believe it will not apply

Criteria 6: The effect on motorized and non-motorized transportation systems.

- We have not considered this option

Criteria 7: Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities.

- With our 40 acres that need to be rezoned we believe that we would not have an issue here.

Criteria 8: The character of the district and its peculiar suitability for particular uses

- Yes the area is made of mostly larger tracts of land around this area and across the road there is farm ground in the floodplain so mainly this area of agriculture.

Criteria 9: Conserving the value of buildings and encouraging the most appropriate use of land in the jurisdictional area

- Absolutely we want to conserve the buildings and land in the area and would like to use the land we have to the absolute fullest potential.

Criteria 10: Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities.

- All municipalities are quite a ways away so this is unknown

## **Venture Stone LLC - Conclusion**

In Conclusion to the this zoning change application, I want to reiterate the importance of this property and how essential it is for our operation. I started Venture Stone from nothing and want to keep growing the business. I want to create jobs, promote wealth and show that hard work will pay off. I want to use this resource that our unique area has and help grow and make our community a better place.

I also want to inform that I am implementing a real estate investing partnership with our employees and partners. The plan is to partner together with our employees and partners and invest in a real estate fund that I am creating. All affiliates are welcome to invest as well as partial profits from Venture Stone LLC. This will help create future wealth for our employees and partners while working hard at Venture Stone. Our first priority will be to invest in the Great Falls real estate market with rentals, development, and fix and flip properties. This will create another positive effect on our city and Cascade County.